

CDP-06-26

A RESOLUTION:

BY COMMUNITY DEVELOPMENT/HUMAN RESOURCES COMMITTEE

A RESOLUTION AMENDING THE 1996 PEOPLESTOWN COMMUNITY REDEVELOPMENT PLAN TO INCORPORATE THE LAND USE, ZONING, AND DEVELOPMENT OPPORTUNITIES UPDATE; TO RESCIND CONFLICTING RESOLUTIONS; AND FOR OTHER PURPOSES.

WHEREAS, in November, 1996, the City of Atlanta has approved the Peopletown Community Redevelopment Plan in accordance with the State Redevelopment Powers Law; and

WHEREAS, based on the mayor's economic development plan on the six Economic Development Priority areas, an update for land use, zoning, and development opportunities is deemed necessary for the redevelopment plan; and

WHEREAS, under the direction of the Bureau of Planning an update of the redevelopment plan in terms of land use, zoning, and development opportunities has been developed based upon the direct input of the residents, property/business owners and other stakeholders in the Peopletown Community Redevelopment Plan area; and

WHEREAS, the City Council wishes to adopt said update as a guide for future development.

NOW, THEREFORE THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES:

SECTION1: That the Summerhill Community Redevelopment Plan Update, a copy of which is attached hereto as Exhibit A, is hereby adopted by the City Council of the City of Atlanta, Georgia.

SECTION2: That all resolutions and parts of resolutions in conflict herewith are hereby repealed to the extent of the conflict.

A true copy,


Deputy Clerk

ADOPTED by the Council
APPROVED by the Mayor

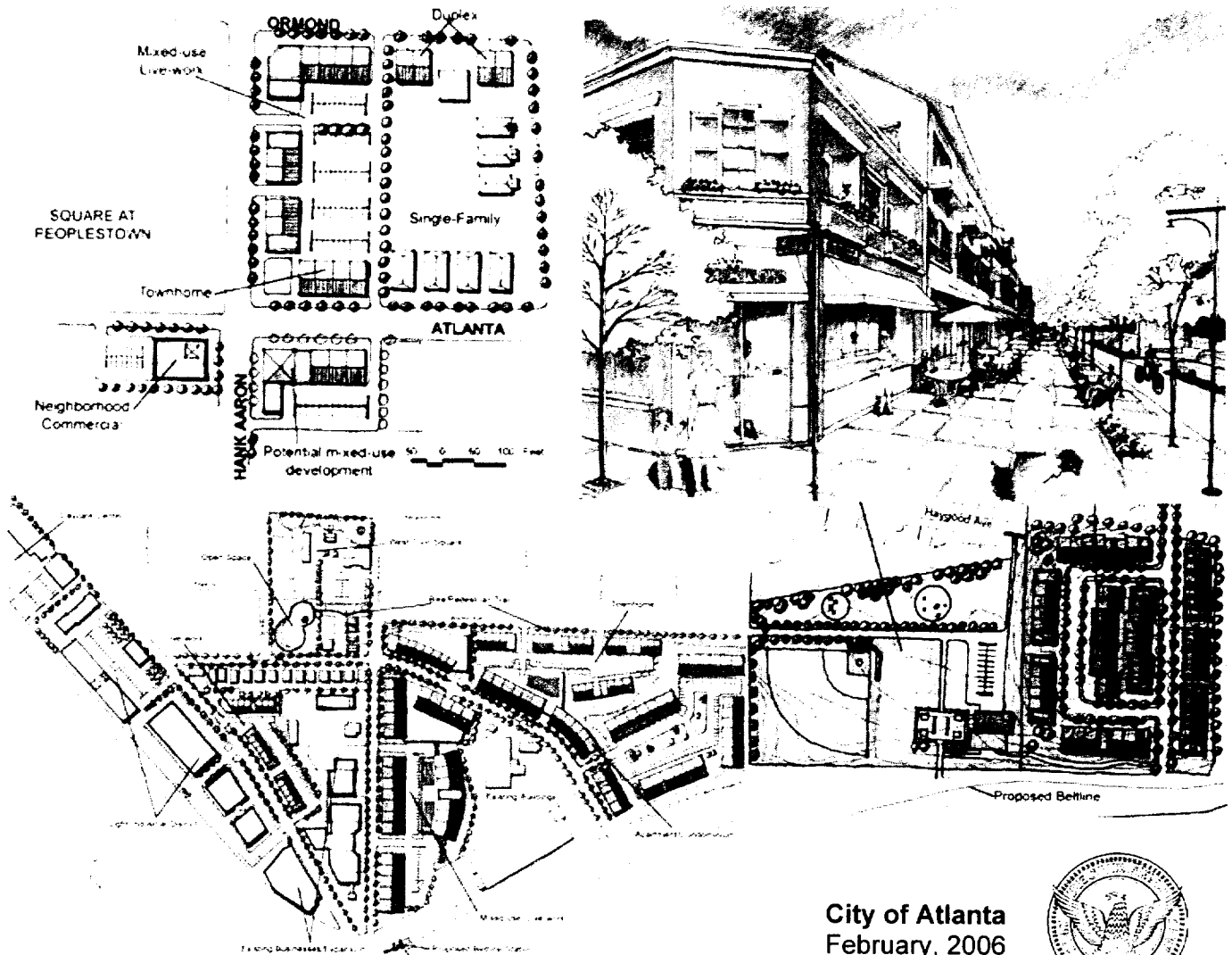
Mar 20, 2006
Mar 28, 2006

PEOPLESTOWN

COMMUNITY REDEVELOPMENT PLAN (1996) UPDATE

LAND USE, ZONING CHANGE, AND DEVELOPMENT OPPORTUNITIES

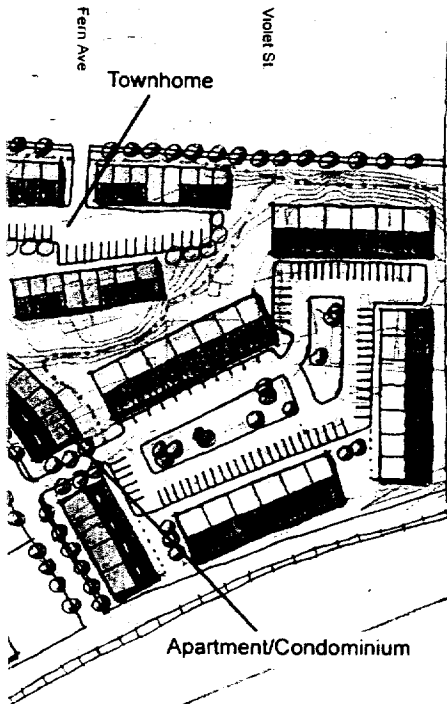
REPORT



City of Atlanta
February, 2006



South Industrial Area



PEOPLESTOWN REDEVELOPMENT PLAN UPDATE

Land Use, Zoning, and Development Opportunities

Super Block
(In relation with
Summerhill)

Summerhill

Mixed-use
Live-work

SQUARE AT
PEOPLESTOWN

Townhome

Neighborhood
Commercial

ORMOND

Duplexes

Single-Family

ATLANTA

HANK AARON

Auto Service
Center

50 0 50 100 Feet

red-use serving Peoplestown and

je Ave.
g redevelopment
ils to link existing and future

townhomes with trails along pro-

tion purposes, they do not repre-

Recommendations

Zoning:

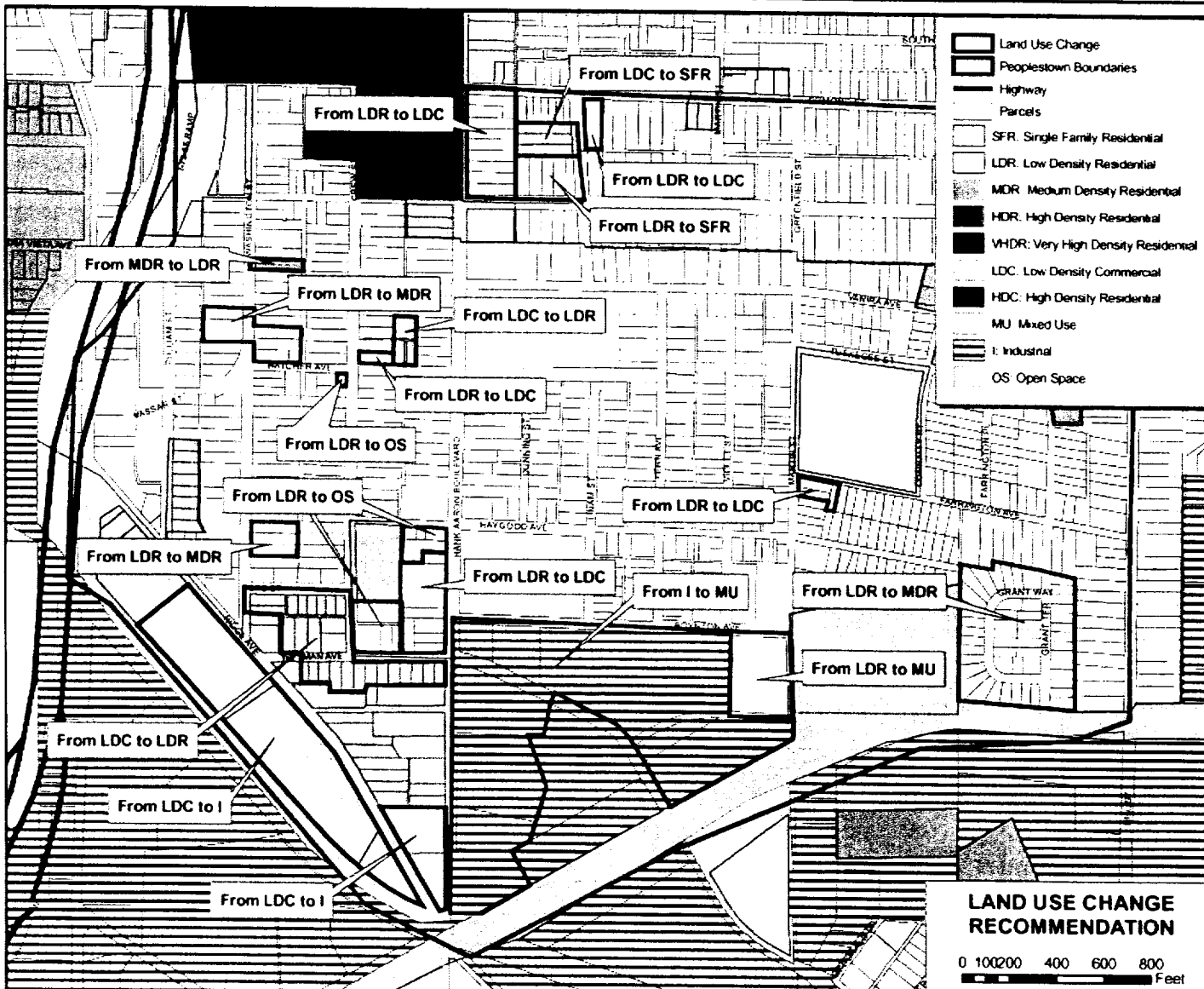
- Use Quality of Life zoning when applicable to encourage good architectural design and pedestrian oriented environment. (MRC-1-C, MRC-3-C, MR-3, and MR-4A-C are recommended, C represent conditions)
- Change I-2-C zoning to I-1-C to keep and attract employment and prohibit uses that have adverse impact on surrounding areas. Urban design standards are added to ensure quality development.
- Add condition to existing R-5 zoning to avoid narrow houses to be built that is not consistent with existing neighborhood characters

Land Use:

- Land uses changed when zoning change proposed
- Change a few existing land uses that are not consistent with existing zoning on the ground

Economic Development Programs/Tools

- For development at a critical mass
 - Tax Allocation District
 - Urban Enterprise Zone, Opportunity Zone
 - Urban Residential Finance Authority
- Entrepreneurs and small businesses
 - Atlanta Renewal Community
 - CDBG program
 - Georgia Business Expansion and Support Act
- Housing rehabilitation and repair
 - City of Atlanta, Bureau of Housing



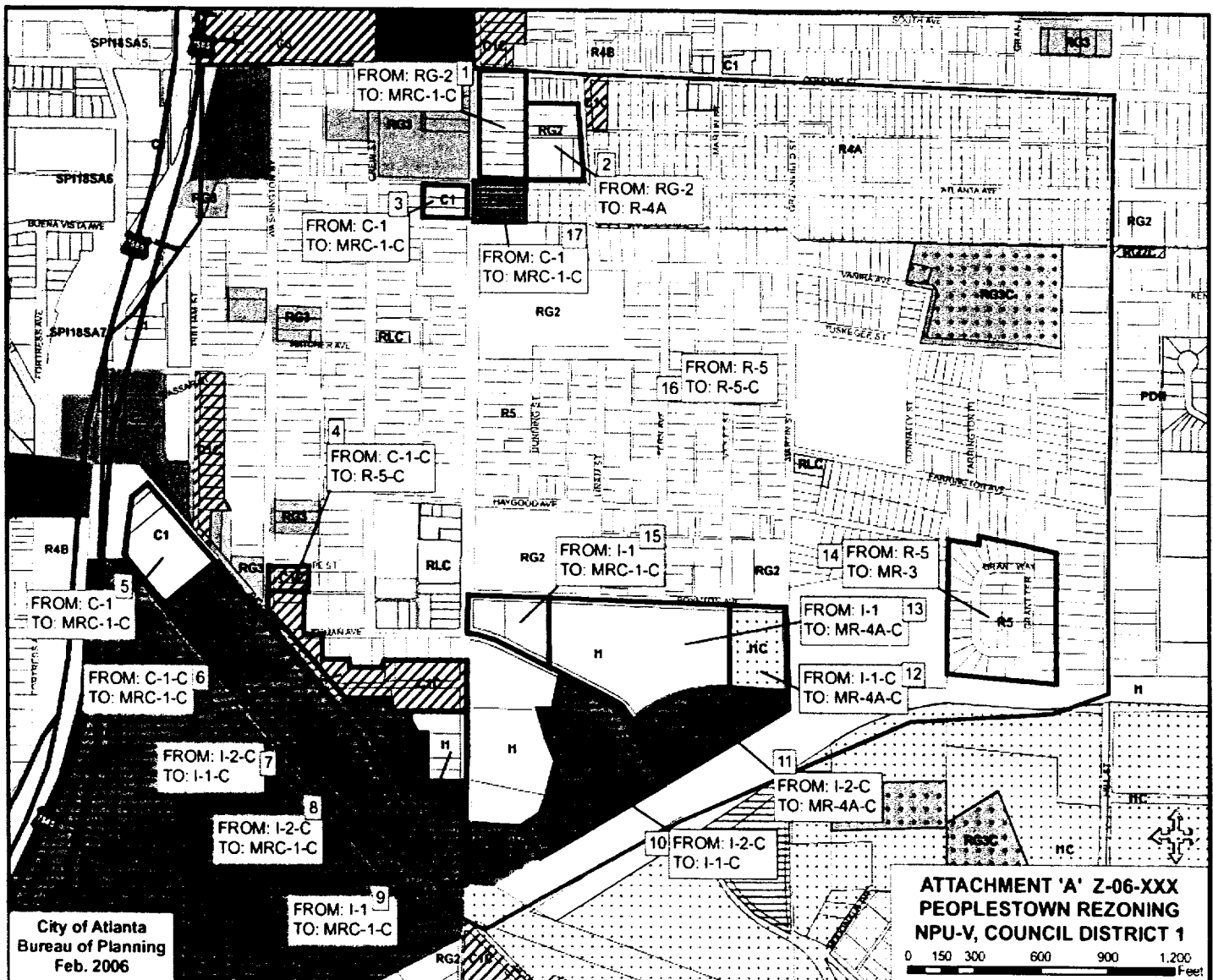
For more information, please contact Jia Li at (404)-330-6961, jli@atlantaga.gov; or Garnett Brown at (404)-330-6724. Visit our website: http://www.atlantaga.gov/government/planning/smh_ppl.aspx

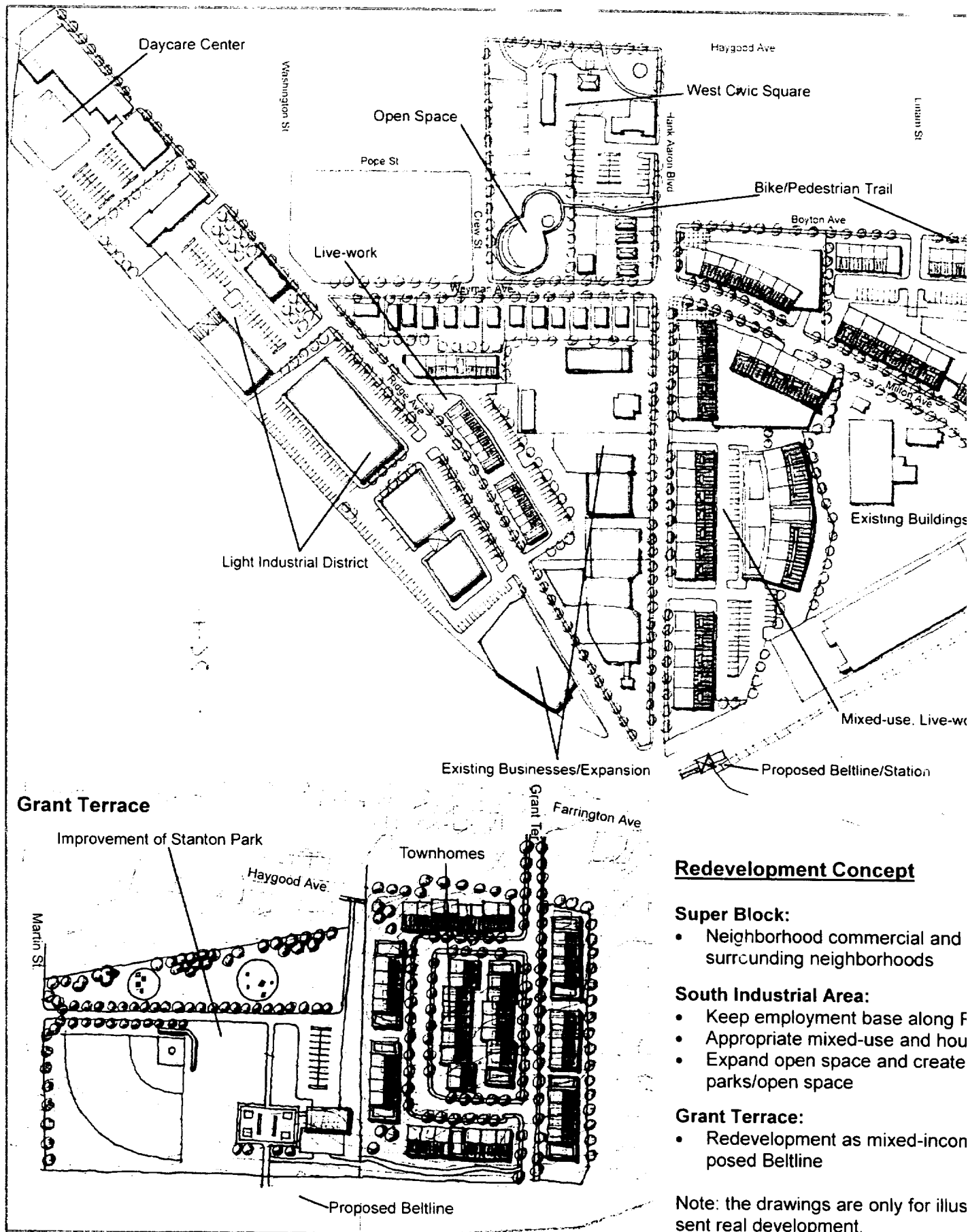
PEOPLESTOWN REDEVELOPMENT PLAN UPDATE

Land Use, Zoning, and Development Opportunities

the neighborhood based on the 1996 Peoplestown Re-development Plan. Available economic development tools/programs are encouraged to be considered for future implementation.

February 2006





Redevelopment Concept

Super Block:

- Neighborhood commercial and surrounding neighborhoods

South Industrial Area:

- Keep employment base along F
- Appropriate mixed-use and hou
- Expand open space and create parks/open space

Grant Terrace:

- Redevelopment as mixed-income proposed Beltline

Note: the drawings are only for illustration purposes and do not represent real development.

RCS# 122
3/20/06
1:25 PM

Atlanta City Council

REGULAR SESSION

CONSENT I CONSENT I PG(S) 3-20 EXCEPT 06-R-0653
 06-R-0676 06-R-0681
 ADOPT

YEAS: 11
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 3
EXCUSED: 0
ABSENT 2

Y Smith	B Archibong	Y Moore	Y Mitchell
Y Hall	NV Fauver	Y Martin	NV Norwood
Y Young	Y Shook	Y Maddox	B Willis
Y Winslow	Y Muller	Y Sheperd	NV Borders

CONSENT I

03-20-06 Council Meeting		
ITEMS ADOPTED ON CONSENT	ITEMS ADOPTED ON CONSENT	ITEMS ADVERSED ON CONSENT
1. 06-O-0580 2. 06-O-0581 3. 06-O-0582 4. 06-O-0583 5. 06-O-0592 6. 06-O-0594 7. 06-O-0600 8. 06-O-0601 9. 06-O-0269 10. 06-O-0270 11. 06-O-0271 12. 06-O-0550 13. 06-O-0613 14. 06-O-0699 15. 06-O-0701 16. 06-O-0702 17. 06-O-0695 18. 06-O-0541 19. 06-R-0585 20. 06-R-0586 21. 06-R-0588 22. 06-R-0647 23. 06-R-0668 24. 06-R-0669 25. 06-R-0671 26. 06-R-0649 27. 06-R-0650 28. 06-R-0651 29. 06-R-0652 30. 06-R-0655 31. 06-R-0673	32. 06-R-0673 33. 06-R-0675 34. 06-R-0677 35. 06-R-0678 36. 06-R-0679 37. 06-R-0680 38. 06-R-0682 39. 06-R-0683 40. 06-R-0684 41. 06-R-0686 42. 06-R-0687 43. 06-R-0642 44. 06-R-0643 45. 06-R-0644 46. 06-R-0645 47. 06-R-0646 48. 06-R-0685 49. 06-R-0700 50. 06-R-0703 51. 06-R-0704 52. 06-R-0692 53. 06-R-0693 54. 06-R-0614 55. 06-R-0615 56. 06-R-0616 57. 06-R-0617 Items Adversed on Consent 58. 06-R-0618 59. 06-R-0619 60. 06-R-0620 61. 06-R-0621	62. 06-R-0622 63. 06-R-0623 64. 06-R-0624 65. 06-R-0625 66. 06-R-0626 67. 06-R-0627 68. 06-R-0628 69. 06-R-0629 70. 06-R-0630 71. 06-R-0631 72. 06-R-0632 73. 06-R-0634 74. 06-R-0635 75. 06-R-0636 76. 06-R-0637 77. 06-R-0638

(Do Not Write Above)

006 Rev 0585

A RESOLUTION

**BY: COMMUNITY DEVELOPMENT AND
HUMAN RESOURCES COMMITTEE**

**A RESOLUTION AMENDING THE 1996
PROPLAKETOWN COMMUNITY REDEVELOPMENT
PLAN TO INCORPORATE THE LAND USE,
ZONING, AND DEVELOPMENT OPPORTUNITIES
UPDATE; TO RESCIND CONFLICTING
RESOLUTIONS; AND FOR OTHER PURPOSES.**

ADOPTED BY

MAR 2 0 2006

COUNCIL

- ☐ CONSENT REFER
- ☐ REGULAR REPORT REFER
- ☐ ADVERTISE & REFER
- ☐ 1st ADOPT 2nd READ & REFER
- ☐ PERSONAL PAPER REFER

Date Referred

Referred To:

Date Referred

Referred To:

Date Referred

Referred To:

First Reading

Committee _____
Date _____
Chair _____
Referred To _____

Committee

Date 2/28/06

Chair [Signature]

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Refer To

Committee

Date 3/14/06

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Committee

Date

Chair

Action

Fav, Adv, Hold (see rev. side)

Other

Members

Refer To

Refer To

FINAL COUNCIL ACTION

- ☐ 2nd
- ☐ 1st & 2nd
- ☐ 3rd
- ☒ Consent
- ☐ V Vote
- ☒ RC Vote

CERTIFIED

MAR 2 0 2006

MAR 2 0 2006

Robert Davidson, Chairman
CITY OF PROPLAKETOWN

**MAYOR'S ACTION
APPROVED**

MAR 2 0 2006

MAYOR